077.0	0002	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,244,200	/	1,244,200
USE VALUE:	1,244,200	/	1,244,200
ASSESSED:	1,244,200	/	1,244,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
389		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANNION JANE
Owner 2:	HENDERSON ROBERT A
Owner 3:	
Street 1:	389 MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HOLMES JOHN K -
Owner 2:	-
Street 1:	317 MYSTIC ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 12,600 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Wood Shingle Exterior and 3515 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12600.000	740,100	1,400	502,700	1,244,200
Total Card	0.289	740,100	1,400	502,700	1,244,200
Total Parcel	0.289	740,100	1,400	502,700	1,244,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 353.97 | /Parcel: 353.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	GIS Ref	GIS Ref	Insp Date
48763			05/18/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 077.0-0002-0004.0

!6406!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	740,100	1400	12,600.	502,700	1,244,200	1,244,200	Year End Roll	12/18/2019
2019	101	FV	578,700	1400	12,600.	502,700	1,082,800	1,082,800	Year End Roll	1/3/2019
2018	101	FV	578,700	1400	12,600.	430,900	1,011,000	1,011,000	Year End Roll	12/20/2017
2017	101	FV	441,700	1400	12,600.	402,200	845,300	845,300	Year End Roll	1/3/2017
2016	101	FV	282,900	0	12,600.	344,700	627,600	627,600	Year End	1/4/2016
2015	101	FV	281,500	0	12,600.	308,800	590,300	590,300	Year End Roll	12/11/2014
2014	101	FV	281,500	0	12,600.	285,800	567,300	567,300	Year End Roll	12/16/2013
2013	101	FV	281,500	0	12,600.	272,600	554,100	554,100		12/13/2012

PRINT

Date	Time
12/10/20	21:11:24

LAST REV

Date	Time
09/19/17	09:48:38
apro	

TAX DISTRICT

PAT ACCT. 6406

USER DEFINED

Prior Id # 1:	48763
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOLMES JOHN K,	68085-202		9/26/2016		1,240,000	No	No		
PORRECA MARY EL	65481-211		6/4/2015	Estate/Div	600,000	No	No		
PORRECA DANIEL	25187-514		2/21/1995			No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/9/2015	918	Demoliti	3,000		7/9/2015			Demo of existing t
6/4/2015	627	Demoliti	5,000		6/9/2015			Interior demo.
8/18/2013	1141	Addition	90,000		8/18/2015			Rebuild garage, ad

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2016	Permit Visit	PT	Paul T
5/18/2016	Measured	PT	Paul T
4/12/2016	SQ Returned	EMK	Ellen K
6/18/2015	Info Fm Prmt	PC	PHIL C
6/16/2009	Measured	189	PATRIOT
11/10/2000	Hearing N/C	189	PATRIOT
10/14/1999	Meas/Inspect	256	PATRIOT
5/12/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12600		Sq. Ft.	Site		0	70.	0.57	4			Med. Tr	-10					502,737						502,700	

Total AC/HA:	0.28926	Total SF/SM:	12600	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	502,737	Spl Credit		Total:	502,700

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BLUE
View / Desir:	G - Good

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.05713451
Const Adj.:	1.14988494
Adj $ / SQ:	127.636
Other Features:	139232
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	775790
Depreciation:	35686
Depreciated Total:	740104

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 4			Baths: 3				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

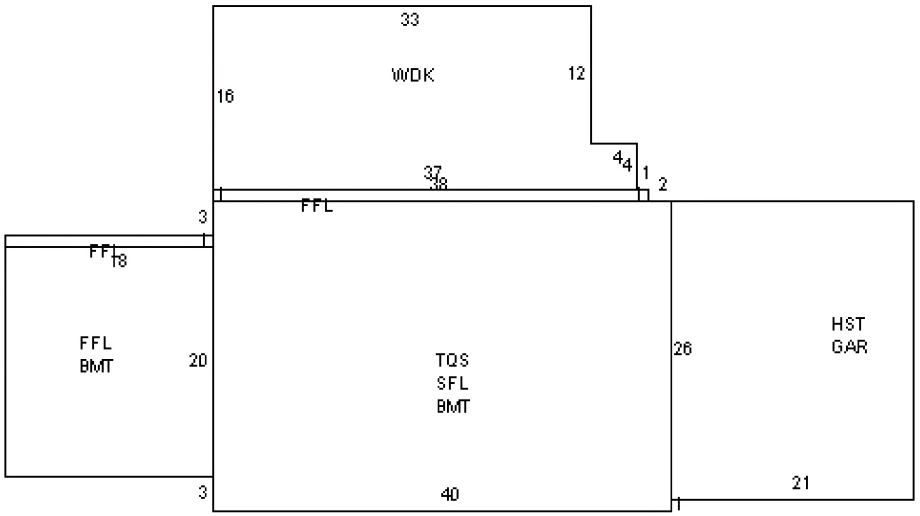
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	169.76
Special Features:	0	Val/Su Net:	144.86
Final Total:	740100	Val/Su SzAd	286.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,440	67.850	97,699
SFL	Second Floor	1,080	127.640	137,847
TQS	3/4 Story	810	127.640	103,385
GAR	Garage	546	22.510	12,292
WDK	Deck	544	9.010	4,903
FFL	First Floor	416	127.640	53,097
HST	Half Story	273	127.640	34,845
Net Sketched Area:		5,109	Total:	444,068
Size Ad	2579	Gross Are	5652	FinArea 3515

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	65	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 077.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X36	A	AV	2016	2.99	T	5	101			1,400			1,400

More: N	Total Yard Items:	1,400	Total Special Featues:		Total: 1,400